

UNAPPROVED
MINUTES OF THE SPECIAL JOINT CITY COUNCIL,
ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY (ARRA),
AND COMMUNITY IMPROVEMENT COMMISSION (CIC) MEETING
TUESDAY- -MAY 31, 2011- -6:00 P.M.

Mayor/Chair Gilmore convened the meeting at 6:00 p.m.

Roll Call – Present: Councilmembers/Board Members/Commissioners Bonta, deHaan, Tam and Mayor/Chair Gilmore – 4.

Absent: Councilmember Johnson – 1.

The joint meeting was adjourned to Closed Session to consider:

(11-273 CC/11-044 ARRA/11-024 CIC) Conference with Legal Counsel – Existing Litigation (54956.9); Name of case: SCC Alameda Point, LLC, et al v. City of Alameda et al, U.S. District Court, Case Number CV 10-5178

(11-274 CC/11-045 ARRA/11-025 CIC) Conference with Legal Counsel – Existing Litigation (54956.9); Name of case: SCC Alameda Point, LLC. et al v. City of Alameda et al, Alameda County Superior Court, Case Number RG10537988

Following the Closed Session, the joint meeting was reconvened and Mayor/Chair Gilmore announced regarding Case Number CV 10-5178, the legislative bodies received a briefing on the lawsuit; no action was taken; and regarding Case Number RG10537988, the legislative bodies received a briefing on the lawsuit; no action was taken.

Adjournment

There being no further business, Mayor/Chair Gilmore adjourned the meeting at 7:00 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk
Secretary, CIC

The agenda for this meeting was posted in accordance with the Brown Act.

UNAPPROVED
MINUTES OF THE SPECIAL JOINT CITY COUNCIL,
ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY (ARRA), AND
COMMUNITY IMPROVEMENT COMMISSION (CIC) MEETING
TUESDAY- -MAY 31, 2011- -7:00 P.M.

Mayor/Chair Gilmore convened the meeting at 7:08 p.m. Councilmember/Board Member/Commissioner Tam led the Pledge of Allegiance.

ROLL CALL – Present: Councilmembers / Board Members / Commissioners Bonta, deHaan, Johnson Tam and Mayor/Chair Gilmore – 5.

[Note: Councilmember Johnson arrived at 8:50 p.m.]

Absent: None.

PUBLIC COMMENT

(11-275 CC) Mayor Gilmore made a brief statement regarding the tragic downing at Crown Memorial Beach on May 30th.

The following speakers commented on the matter: Lynn Krekemeyer, Alameda Aquatic Masters and Alameda Aquatic Task Force; Adam Gillitt, Alameda; Rosemary McNally, Alameda; and Michael John Torrey, Alameda.

(11-276 CC) Robb Ratto, Park Street Business Association (PSBA), announced that the City of Alameda was featured on Eye on the Bay; provided the video to the City Council.

CONSENT CALENDAR

Councilmember/Board Member/Commissioner deHaan moved approval of the Consent Calendar.

Vice Mayor/Board Member/Commissioner Bonta seconded the motion, which carried by unanimous voice vote – 4. [Absent: Councilmember Johnson – 1.] [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(*11-046 ARRA/11-026 CIC) Minutes of the Joint City Council, Alameda Public Financing Authority and CIC Meeting of April 6, 2011; the Joint City Council City Council, ARRA, CIC Meeting of April 12, 2011; and the Joint City Council, ARRA, CIC Meeting of April 19, 2011. Approved.

(*11-277 CC/11-047 ARRA/11-027 CIC) Recommendation to Accept the Quarterly Financial Report through March 31, 2011. Accepted.

AGENDA ITEM

(11-278 CC) Recommendation to Receive a Summary of Proposed Budget and Forecast for Fiscal Years 2011-12 and 2012-13.

The Acting City Manager and Controller gave a Power Point presentation.

Following questions regarding redevelopment, the Controller continued the presentation.

Following vehicle replacement discussion, the Controller and Acting City Manager continued the presentation

The City Council asked questions regarding the Fire Department budget.

The City Council addressed the Police Department budget.

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Councilmember Tam left the dais at 9:26 p.m. and returned at 9:29 p.m.

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The Recreation and Park Department budget was discussed.

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Vice Mayor Bonta left the dais at 9:35 p.m. and returned at 9:37 p.m.

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The City Council addressed the Library budget, revenue generation and redevelopment.

Speakers: Kevin Kennedy, City Treasurer; Nancy Bianchi, Friends of the Alameda Animal Shelter (FAAS); Cindy Shelby, FAAS; Robb Ratto, PSBA; Judi Friedman, West Alameda Business Association; Heather Wood, FAAS; Matthew Pearce, Alameda; Nancy Hird, Alameda Citizen's Taskforce; and Chuck Bianchi, FAAS.

Following public comment, there was discussion of the façade grant program, redevelopment funding and the animal shelter.

In response to Vice Mayor Bonta's inquiry about providing animal shelter information in an Off Agenda Report or at the next Council meeting, the Acting City Manager stated euthanasia rates could be provided fairly quickly; explained Council direction is needed.

Mayor Gilmore stated that the City Council needs to provide direction on the items addressed in the Power Point on slide 30; stated that she did not hear any discussion on general government; staff should go forward with A [\$328,000 General Government

reduction] and B [\$195,000 Administrative Services reduction] as proposed; there was discussion, but no opposition on the Fire Department recommended option [\$800,000 reduction]; that her recommendation would be to implement outsourcing the Animal Shelter for one year and engage the community about the City/non-profit [operation of the shelter] because additional time is needed; that she is reluctant to take more Police Officers off the street; she wants to work with the community to find another solution, which cannot be done before budget adoption; that would be her recommendation for the Police Department [recommended option: \$1.3 million reduction]; for Parks, although difficult, reducing the playground staffing from 10 to 5 keeps 5 free sites; for the Library, she would like to look at different options discussed or use fund balance.

The Acting City Manager requested prioritization of adding back Library funding.

Mayor Gilmore stated that her preference would be to add everything back, but at least stay open Sundays; saving \$163,000 is not worth the huge benefit of remaining open.

Councilmember deHaan inquired how much would be saved by closing Sundays, to which the Library Director responded \$10,000.

Councilmember Johnson stated that she is okay with reducing to 8 hour days; the critical thing is having the Library open on Sunday.

The Acting City Manager stated Sundays would be added back; the Main Library would be open 8 hours; and branches would be closed one additional day per week.

Mayor Gilmore inquired how many days the branches would be open, to which the Acting City Manager responded 4 days.

Mayor Gilmore stated that she could live with that.

Vice Mayor Bonta stated that he agrees Sunday hours should be brought back; the reduction to 8 hour days during the week has to be done; if justified by use patterns, the hours should vary so the Library closes some days at 6 p.m. and others at 8:00 p.m.

The Acting City Manager stated the varied scheduled was the intention; Library staff would look at getting the most bang for the buck.

Vice Mayor Bonta stated remaining open on Sundays costs \$10,000; soliciting a \$5,000 contribution from the Friends of the Library would share the costs.

The Acting City Manager stated the \$10,000 amount is not large and could be added back.

Following brief discussion, Mayor Gilmore requested the Councilmembers to confirm

whether the one time use of funds outlined on slide 20 is acceptable; there was no opposition.

There was discussion of using the \$2.7 million in proceeds from land sales.

In response to Councilmember Tam's inquiry about the \$1.3 million in omitted expenses outlined in slide 11, the Controller responded that he does not expect to find any more surprises.

Mayor Gilmore stated there is clear direction approving use of one-time funds.

There was discussion of use of fund balance and objection to using fund balance for FY 12-13.

Councilmember deHaan provided a handout on budget issues.

Following discussion, Mayor Gilmore stated that she heard consensus that the Council is grudgingly okay with using \$814,000 from fund balance; the Councilmembers concurred.

Mayor Gilmore addressed the proposals involving employees on slide 23; stated that she supports addressing the deficits with employee unions; employees should be engaged and might have creative solutions to solve problems; all options should be reviewed; the City should not be limited and should include creative ideas; noted Council concurred.

In response to Vice Mayor Bonta's inquiry regarding the savings from closing Friday, the Acting City Manager stated the savings are marginal; efficiency is an issue; skeleton crews on Friday cause difficulties serving the public.

Mayor Gilmore addressed increasing taxes [listed on slide 24]; stated the property transfer tax was recently increased and should be off the table; staff indicated a survey would be done, which is fine and would provide valuable information; increasing existing taxes is not as a high priority as other things discussed; getting more information from polling would help Council decide how, and if, the City should go forward.

Councilmember Tam stated that she would focus on things that give the biggest bang for the buck; the Utility Users Tax might be worth reviewing; encouraged focusing on getting property conveyed and on the tax roll.

Mayor Gilmore addressed other revenue generation options [listed on slide 25]; stated polling would be done; that she doubts the public has an appetite for a parcel tax, but having the information would be good; doing the fee study is fine; addressed franchise taxes; stated that she would direct staff to go forward and work on the two areas [fee

study and franchise fees].

In response to Councilmember deHaan's inquiry, the Deputy City Manager stated possessory interest is based on the leasehold value; for example, the operator of the theater pays possessory interest tax based on his lease value.

The Acting City Manager stated staff would implement: 1) government services cuts; 2) administrative services cuts; 3) the recommended Fire option; 4) the recommended [Police] option with the Animal Shelter, doing a one year contract and during that year the City would engage the community around the idea of a non-profit hybrid; 5) Recreation and Park recommendations; 6) all Library recommendations, except that Sundays are being added back, which would cost approximately \$10,000; 7) all one time options are being used, including approximately \$800,000 in fund balance; 8) talking to employees; 9) doing polling on taxes, recognizing taxes are not a quick, easy fix; 10) doing a fee study; and 11) getting properties moving [on tax rolls].

The Controller noted the final budget would only reflect one year of the Animal Shelter savings.

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(11-279 CC) Vice Mayor Bonta moved approval of continuing the meeting past 12:00 midnight

Councilmember Johnson seconded the motion, which carried by the following voice vote: Ayes: Councilmembers/Board Members/Commissioners Bonta, deHaan, Johnson, and Mayor/Chair Gilmore – 4. Noes: Councilmember/Board Member/Commissioner Tam – 1.

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Vice Mayor Bonta stated when implementing revenue increases, comparison with other cities should be done; the sales tax is going down 1% in July; a 0.25% or 0.5% increase would still be a lower sales tax payment; inquired whether implementing the tax proposals would require a vote of the people.

The Acting City Manager responded in the affirmative.

Councilmember Johnson stated that she wants direction on the Animal Shelter to be clear; staff would bring back information on the euthanasia rates and facility selection; inquired when Council would make the final decision.

The Acting City Manager stated the reduction would be included in the budget; staff would have information on shelter selection when the matter comes back in June; euthanasia rates would be provided as quickly as possible.

Mayor Gilmore stated the key is that the contract would be for one year and the public would be engaged about doing a public-private partnership.

Councilmember Johnson noted the City would not be locked into the direction without questions being answered first.

The Acting City Manager stated Frequently Asked Questions information could be prepared.

Mayor Gilmore stated community input should be solicited on the front end for the next budget; community members should consider how they would prioritize core services and provide suggestions; the City needs to build a budget based on the services the community values.

ADJOURNMENT

There being no further business, Mayor/Chair Gilmore adjourned the meeting at 12:02 a.m.

Respectfully submitted,

Lara Weisiger, City Clerk
Secretary, CIC

The agenda for this meeting was posted in accordance with the Brown Act.

**UNAPPROVED
MINUTES OF THE REGULAR MEETING OF THE
ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY
Wednesday, June 1, 2011**

The meeting convened at 7:04 p.m. with Vice Chair Bonta presiding.

1. ROLL CALL

Present: Vice Chair Bonta, Members deHaan, Johnson, and Tam and Chair –4.

(Note: Member Johnson arrived at 7:07 p.m.)

Absent: Mayor Gilmore - 1

2. ORAL COMMUNICATIONS, NON-AGENDA (PUBLIC COMMENT)

None.

3. CONSENT CALENDAR

(*11-048) Approve the Minutes of the Regular ARRA Meeting of April 6, 2011 and the Special ARRA Meeting of May 17, 2011.

(*11-049) Approve a No-Cost, Two-Year Lease Agreement with Friends of Alameda Theater, Inc. for a Portion of Building 91 at Alameda Point.

(*11-050) Transmittal of May 18, 2011 Webinar Presentation.

Vice Chair Bonta pulled item 3-B (Building 91) for clarification.

Vice Chair Bonta inquired why the rent for Building 19 is being waived, instead of having a paying tenant. Nanette Mocanu, Economic Development Division Manager, explained that Building 91 is being split between two tenants, one on a month-to-month term. The entire space is currently being marketed, and the lease has a 90-day termination clause. The building would be vacant otherwise.

Member Tam moved for approval of the balance of the Consent Calendar. Member deHaan seconded the motion, which carried by unanimous voice vote – 3. [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

Member Tam moved for approval of Item 3-B. Member deHaan seconded the motion, which carried by unanimous voice vote – 3.

4. REGULAR AGENDA ITEMS

None.

5. ORAL REPORTS

(11-051) Oral Report from Member deHaan, Restoration Advisory Board (RAB) Representative – Highlights of April 7 and May 5, 2011 RAB Meetings.

Member deHaan reported that the RAB is starting to look at the fuel distribution system underneath the runway, adjacent to the lagoon. He explained that since it is fuel, the clean up might be problematic, but easier to remediate than heavy metals and PCBs as in other sites.

6. ORAL COMMUNICATIONS, NON-AGENDA (PUBLIC COMMENT)

None.

7. EXECUTIVE DIRECTOR COMMUNICATIONS

(11-052) Alameda Point Update

The Deputy City Manager – Development Services gave a short update. Alameda Point was among six other sites LBNL short-listed for its second campus. Staff is working with the development team daily to prepare high quality responses to upcoming submittals to LBNL. The final selection process will be in November.

A two-hour developer interview was held on May 31st, which included a 30-minute presentation, by the development team. The presentation included case studies of projects they worked on, project delivery, and public outreach plans. Staff plans to have other informal meetings with the development team.

A community meeting is scheduled for July 13th from 7-9:30 p.m. Staff is looking at various suitable venues, in terms of capacity and access. There will be an extensive outreach plan, including revamping and developing a separate website focused on LBNL, and a Facebook page which will be managed by a marketing company – all in an effort to access different populations that have not been accessed before. Staff and the development team will be making presentations to different organizations throughout the city. Staff will provide a packet of the community outreach materials to the City Council at its June 21st meeting.

Regarding the larger master planning efforts of Alameda Point, staff held its first webinar on May 18, 2011 to impart the financial basics on how the pro forma works more generically, and details on infrastructure costs related to the existing entitlement, which is the general plan. A Transportation workshop was held on May 26, 2011. There was a presentation that detailed case studies of how other communities dealt with traffic congestion issues, how they addressed those issues and moved forward, including Santa Monica, CA and Boulder, CO, which has similar density to Alameda. A Sustainability Workshop is scheduled on June 14th to look at other communities to achieve sustainability and implement some sustainability concepts. Another webinar will be scheduled in July to follow up on details of pro forma, and the approach to get the community involved in the financial side. More developer interviews will be done.

Member deHaan inquired if the transportation study is posted online, to which the Deputy City Manager – Development Services responded in the affirmative, stating that the report will also be transmitted to the Board. Member deHaan complimented staff on the financial webinar, stating that he was impressed with a job well done.

Member Tam inquired what proportion of backbone infrastructure cost will be needed for the LBNL site. The Deputy City Manager – Development Services stated that the amount is being calculated. Phase one will not have much new infrastructure, but for build out, there will be

more improvements needed. Staff is also working with Alameda Municipal Power (AMP) on the calculations. AMP will be able to serve the first phase without a lot of improvements.

Vice Chair Bonta inquired what the average number of participants was for the community engagement events and how the information is being disseminated. The Deputy City Manager – Development Services explained that the Transportation Workshop was not well attended, as there was a League of Women Voters event on the same night. There were fewer than 20 people at the Transportation Workshop, and approximately 50 people attended the webinar (35 people attending online with approximately 10-15 present in person). The recording of webinar is available online, and the pdf of presentations will also be posted online.

Vice Chair Bonta inquired if the Sustainability workshops will be recorded, stating that the community would take the opportunity to participate and view if it were available online, and that there is value to holding the events in Chambers so that they can be broadcast and recorded. Member deHaan agreed, stating that the community watches meetings on the City's channel 15, and although the audience is small in chambers, there are a lot of home viewers and may reach more people. The Deputy City Manager – Development Services explained that with the Sustainability Workshop in particular, the element of interaction from community is needed.

Vice Chair Bonta expressed his appreciation for staff's efforts regarding the July 13th event and inquired about other smaller events for community outreach. The Deputy City Manager – Development Services stated that the team has a calendar of events scheduled. They have met with the Chamber of Commerce, and plan to attend and present at several joint mixers with the WABA, PSBA, Rotary, League of Women, Business Association newsletters, Concerts at the Cove etc.

Member Johnson suggested giving a presentation to school board. Member Tam suggested including the Peralta Community College District Board community to gain support of environmental community. The Acting City Manager meets with a realtors association and plans to bring something more formal to them. Vice Chair Bonta asked that the Hospital Board be included in the outreach.

8. REFERRALS FROM THE GOVERNING BODY

None.

9. COMMUNICATIONS FROM THE GOVERNING BODY

Member Tam provided a brief report on the Legislative Action day of May 18th. On the budget scene, the delegation – Loni Hancock, Joan Buchanan, Mary Hayashi, Nancy Skinner, Bob Wieckowski, and Mark DeSaulnier - seemed determined that they would have a budget to send to the Governor on June 15th because this is the first time Prop. 25 has been implemented, which stipulates that they won't get paid if the budget is not presented.

Regarding redevelopment, the league is very clear about the priorities, they understand at least in the East Bay district, not all the legislators will be supportive, Hancock, Buchanan, Hiyashi and Wieckowski were opposed to keeping redevelopment, as they have seen through the Governor's discussion that there has been abuses by some agencies. Assemblymember Swanson has seen benefits of redevelopment and understands LBNL's need for RDA funding (several cities in his district are on the short list). An option that the league is exploring is reform to deal with the abuses, including Senator Wright's bill, which tightens the definition of blighted areas in redevelopment and putting caps and mechanisms to avoid some of these abuses.

Member deHaan inquired how the legislators discussed slicing out base conversion. The Deputy City Manager – Development Services discussed a bill in circulation that carves out military bases, a new bill from the League of Cities, and the CAL Redevelopment Agency and Association of Defense Communities. Senator Wiggins introduced a bill on behalf of communities with Bases, which staff will be monitoring.

The Acting City Attorney reminded the Board that this discussion couldn't continue, as it is not on the agenda. It can be agendaized on a future meeting if they want to discuss it further.

Member Tam concluded her report.

10. ADJOURNMENT

There being no further business, Vice Chair Bonta adjourned the meeting at 7:42 p.m.

Respectfully submitted,

Irma Glidden
ARRA Secretary